

Department of Permits Approvals and Inspections
111 West Chesapeake Avenue
Towson, Maryland 21204
Baltimore County, Maryland

In the Matter of

Civil Citation No. 99095

Robert Adams
6 N. Stuart St.
Essex, MD 21221

6 N. Stuart St

Respondent

FINDINGS OF FACT AND CONCLUSIONS OF LAW
FINAL ORDER OF THE ADMINISTRATIVE LAW JUDGE

This matter came before the Administrative Law Judge on September 21, 2011 for a Hearing on a citation for violations under the Baltimore County Code (BCC). The Respondent was charged with violating BCC § 13-7-401, failure to keep grass and weeds cut to three (3) inches in height, and BCC § 13-7-310, failure to remove junk yard conditions on residential property located at 6 North Stuart Street.

On September 8, 2011, pursuant to § 3-6-205, Baltimore County Code, Inspector George Williams issued a Code Enforcement & Inspections Citation. The citation was sent to the Respondent by 1st class mail to the last known address listed in the Maryland State Tax Assessment files.

The citation proposed a civil penalty of \$ 3,200.00 (Three thousand two hundred dollars)

The following persons appeared for the Hearing and testified: Robert Adams (Owner and Respondent) and George Williams, Baltimore County Code Enforcement Officer.

Inspector Williams testified he found tall grass and dump-like conditions at the above premises, and he submitted a series of color photographs depicting these violations. The Inspector conducted a re-inspection on September 19, 2011, and found that conditions had not improved, and that the front porch of the home was now littered with debris and old furniture. Mr. Adams testified he has had serious health problems recently which have prevented him from keeping up with the yard and grounds.

THEREFORE:

IT IS ORDERED by the Administrative Law Judge that a civil penalty be imposed in the amount of \$ 3,200.00 (Three thousand two hundred dollars).

IT IS FURTHER ORDERED that \$3,000 of the \$3,200 civil penalty be suspended, with an immediate \$200 fine imposed at this time. If not paid within 30 days of billing, the \$200 penalty shall be placed as a lien upon the premises.

IT IS FURTHER ORDERED that the suspended \$ 3,000 civil penalty be automatically imposed without the need for further Hearing or Order if the property is not brought into compliance by October 23, 2011.

IT IS FURTHER ORDERED that the suspended \$ 3,000 civil penalty be automatically imposed if there is a subsequent finding against the Respondent for the same violation within one year of the date of this Order.

IT IS FURTHER ORDERED that the County inspect the property to determine whether the violations have been corrected.

ORDERED this 23rd day of September 2011

Signed: Original signed 09/23/11
John E. Beverungen
Administrative Law Judge

NOTICE TO RESPONDENT: The Respondent is advised that pursuant to §3-6-301(a) of the Baltimore County Code, the Respondent may appeal this order to the Baltimore County Board of Appeals within fifteen (15) days from the date of this order; any such appeal requires the filing of a petition setting forth the grounds for appeal, payment of a filing fee of \$150 and the posting of security in the amount of the penalty assessed.